



COUNTY OF PLACER PLANNING COMMISSION ACTION AGENDA

**DECEMBER 14, 2006
10:00 AM**

**OFFICE OF
Planning Department**
3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
FAX: 530/745-3080
www.placer.ca.gov

Meeting will be held in the Planning Commission Chambers, 3091 County Center Drive, Dewitt Center, located at the corner of Bell & Richardson Drive, Auburn CA 95603

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you require additional disability-related modifications or accommodation, please contact the Planning Department at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. Requests received after such time will be accommodated only if time permits.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)

FLAG SALUTE

ROLL CALL: Gerry Brentnall, Chairman; Jim Forman, Vice Chairman; Michelle Burris, Ken Denio, Noe Fierros, and Larry Severson

CORRESPONDENCE, REPORTS, AND AGENDA SCHEDULING AS TIME PERMITS -

Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

CANCELLATION OF THE DECEMBER 28, 2006 PLANNING COMMISSION MEETING

COMMENDATION FOR NOE FIERROS

1) 10:10 AM FORESTHILL ESTATES UNIT 2 – SUBDIVISION MODIFICATION (PSMT20060769)

Approved 6:0 Consider a request by Brett Spaid for the approval of a Final Subdivision Map Modification to Foresthill Estates Unit 2 to allow for the adjustment of the front setback requirement of 100 feet from property line in order to construct a garage

addition to the existing single-family residence.

Project Location: 6730 Dahlberg Court in Foresthill

APN: 257-260-018

Total Acreage: 3.21 acres

Zoning: F-B-X-20 Acre Min. PD = 0.44 (Farm, Combining 20 Acre Min. Comb. Planned Unit Development of 0.44 Dwelling Units per Acre)

Community Plan Area: Foresthill Community Plan

MAC Area: Foresthill Forum

Applicant /Owner: Brett Spaid (530) 367-4120

Planner – Crystal Jacobsen (530) 745-3085

Engineering & Surveying – Phil Frantz (530) 745-7584

Environmental Health – Dana Winyinger (530) 745-2366

2) 10:25 AM CANYON VIEW SUBDIVISION MODIFICATION – GRAY SWIMMING POOL SETBACK (PCPMT20060804)

Approved 6:0 Consider a request from Susan and Ken Gray for a modification of Condition 31 of the Conditions of Approval for SUB-302 (Canyon View Subdivision), to allow for reduced side and rear setbacks in order to construct a swimming pool and equipment shelter.

Project Location: 13621 Finch Court in the Auburn area

APN: 053-190-013

Total Acreage: 15,969 Square Feet

Zoning: RS-AG-B-40 PD-1.1 (Residential Single-Family, Combining Agriculture, Combining Building Site Size of 40,000 Square Feet, Combining Planned Development of 1.1 dwelling units per acre)

Community Plan Area: Auburn Bowman Community Plan

MAC Area: North Auburn

Applicant: Joel Wells (916) 638-8810

Owner: Ken and Susan Grey (530) 888-9655

Planner - Gerry Haas (530) 745-3084

Engineering & Surveying – Sharon Boswell (530) 745-7508

Environmental Health – Dana Winyinger (530) 745-2366

3) 10:40 AM SUNSET 65 BUSINESS PARK TENTATIVE SUBDIVISION MAP/CONDITIONAL USE PERMIT AND CONDITIONAL USE PERMIT MODIFICATION (PMLD20060707/PCPM20060712)

Approved 6:0 Consider of a request from G.W. Consulting, on behalf of Sunset 65 Business Park LLC, for the approval of a new Tentative Parcel Map and Conditional Use Permit to further subdivide Parcel 2 of Conditional Use Permit 2819 into five lots (with five associated buildings) and two parking/common lots.

Project Location: Tinker Road near Industrial Avenue in the Sunset Industrial Plan area

APN: 017-300-096

Total Acreage: Approximately 7 acres

Zoning: INP-Dc (Industrial Park, Combining Design Scenic Corridor)

Community Plan Area: Sunset Industrial

Applicant: GW Consulting, Renee Parker (916) 723-0210

Owner: Sunset 65 Business Park LLC, Paul Stiplosek (916) 804-3693

Planner – Lisa Carnahan (530) 745-3067

Engineering & Surveying – Rebecca Maddex (530) 745-7538

Environmental Health - Grant Miller (530) 745-2369

4) 11:00 AM HIGHLANDS VILLAGE - SUBDIVISION MODIFICATION (PSMT20060778)

Approved 6:0 Consider a request by Randy Nahas for the modification of Condition 1 to the Highlands Village Subdivision to reduce the number of affordable senior apartment units from 78 units to 42 units.

Project Location: 3205 and 3225 North Lake Boulevard, Tahoe City

APN: 093-160-080

Total Acreage: 12.84 acres

Zoning: 009B Commercial/Public Service

MAC Area: North Tahoe Regional Advisory Council

Applicant /Owner: Randy Nahas

Planner – Michael Wells (530) 745-3024

Engineering & Surveying – Phil Frantz (530) 745-7584

Environmental Health – Dana Winyninger (530)745-2366

5) 11:20 AM GATEWAY COURT VILLAGE SUBDIVISION (PSUBT20060786) MITIGATED NEGATIVE DECLARATION

Approved 6:0 Consider a request by Burrell Consulting Group, on behalf of Jerome Strom, for the approval of a 27-unit townhome Planned Development project. The Planning Commission will consider adoption of a Mitigated Negative Declaration for the project.

Project Location: Gateway Court and Plaza Way, Auburn

APN: 052-040-075

Total Acreage: 3.35 acres

Zoning: CPD-Dc (Community Planned Development, Combining Design Scenic Corridor)

Community Plan Area: Auburn/Bowman

MAC Area: North Auburn

Applicant: Burrell Consulting Group Inc. (916) 783-8898

Owner: Jerome Storm (650) 324-8255

Planner – Michael Wells (530) 745-3024

Engineering & Surveying – Phil Frantz (530) 745-7084

Environmental Health – Grant Miller (530)745-2369

6) 11:45 AM PUBLIC REVIEW COMMENT ON DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR BOHEMIA SUBDIVISION (PEIRT200500174)

No action required - public comments received Receive public comments on the Draft EIR for the Bohemia Subdivision (PEIRT20050174). The proposal is a request for approval of a General Plan Amendment and Rezone from CPD-DC (Commercial Planned Development combining Design Scenic Corridor) and INP-DC (Industrial Park combining Design Scenic Corridor) to RS-B-3 (Residential Single-Family Combining Building Site of 3,000 Square Feet) for the development of 114 new single-family residences.

Project Location: Northeast of Wise Canal, northwest of Canal Street, northeast of Highway 49, north of Luther Road in the Auburn area

APN: 052-102-012, 052-102-013, 052-102-017 and 052-102-053

Zoning: CPD-Dc and INP-Dc (Comm. Planned Development, Combining Design Scenic Corridor and Industrial Park, Combining Design Scenic Corridor).

Community Plan Area: Auburn/Bowman

MAC Area: North Auburn

Applicant/Owner: Bohemia Properties - Jim Conkey 916-783-3277
Planner: Leah Rosasco (530) 745-3091
Engineering & Surveying: Rick Eiri (530) 745-7519
Environmental Health: Dana Wiyninger (530) 745-2366

7) 12:15 PM

***Appeal
denied,
project
approved 5:1***

APPEAL – MINOR LAND DIVISION – SHAW (PMLDT20060697)

Consider a third-party appeal by John and Susan Hogg, Frank and Lasly Bradley, Thomas and Carol Ann Ritenour, Harold Wilson and Michael and Sonnia Egge of a Parcel Review Committee approval of a Minor Land Division (Lot Split) on the following described property: (APN 047-173-006) consisting of a 0.78-acre site located on Mooney Road in the Granite Bay area.

Project Location: 8720 Mooney Road in the Granite Bay area

APN: 047-173-006

Total Acreage: .78 acres

Zoning: RS-AG-B-10 (Residential Single-Family, Combining Agriculture, Combining Building Site Size of 100,000 Square Feet, Combining Traffic Management)

Community Plan Area: Granite Bay

MAC Area: Granite Bay

Appellant: Frank & Lasly Bradley et al 916 791-0681

Owner: Michael & Margo Shaw 916 791-0327

Planner – George Rosasco 530 745-3065

Engineering & Surveying – Ted Rel 530 745-7542

Environmental Health – Dana Wiyninger 530 745-2366